

FINAL APPLICATION

City of Denton Historic Landmark

923 W. Oak Street



DCAD Legal description: A0996a E. Puchalski, Tr 17, .209 Acres, Old Dcad Tr 180a

Present use: Residence; NR3 Zoning

Name of owner(s): Lisa Adams

Address: 923 W. Oak, Denton, TX 76201

Phone number: (832) 752-2425

e-Mail: lisa.adams@couturehomes.net

Signature of Owner

Original Construction Details:

- 1) Date(s) of construction: Uncertain, moved to 923 W. Oak in 1949

- 2) Original owner's name: Callie Ratliff and Nettie Shultz, 1949

- 3) Detailed history of this address and the people associated with the home (Attachment A)

- 4) Documentation to verify this history (Attachment B)

- 5) Architect (if known): n/a

- 6) Builder (if known): n/a

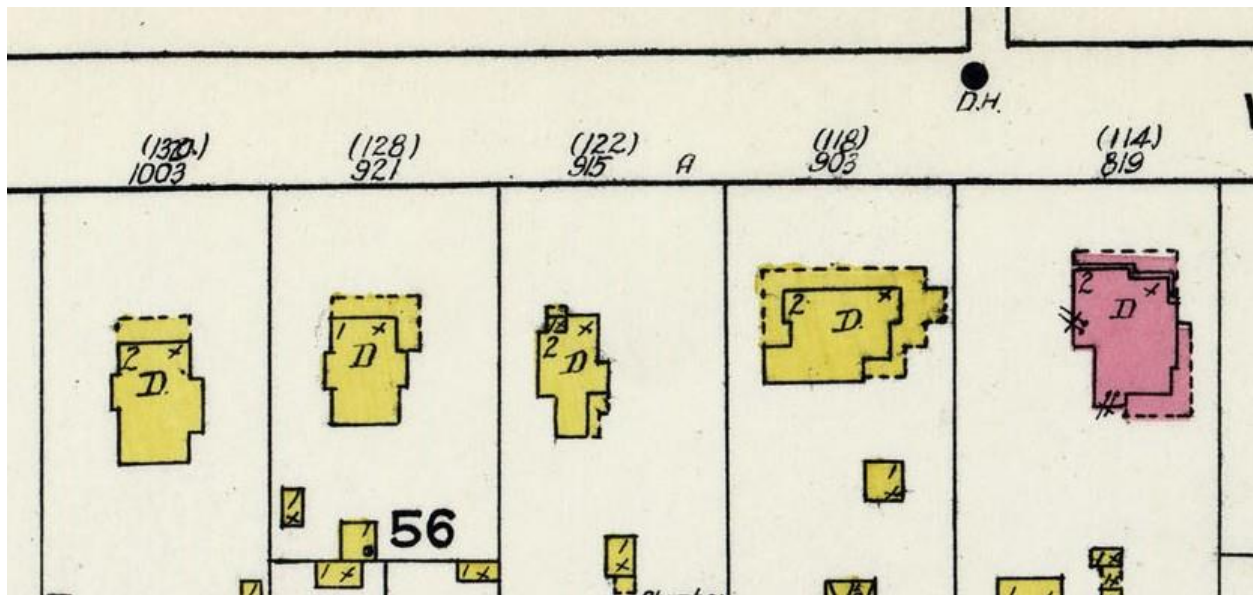
- 7) Architectural Style: Craftsman Bungalow Style

Attachment A:

Narrative on the history, owners and knowledge of this structure

The Craftsman style bungalow home at 923 W. Oak has an interesting history.

Originally, a home was built on the lot referenced as 921 W. Oak about 1913 by Arthur (A. C.) and Willie Rayzor. They built their home next door to Arthur's parents, Eva and J. Newton Rayzor at 1003 W. Oak also built in 1913. This map view of the south side of West Oak is from the Sanborn 1921 map and is identical to the 1917 Sanborn map of the same section of West Oak.



A.C. and Willie Rayzor sold their home to P.E. McDonald in 1917 (warranty deed is included below). McDonald was the superintendent of Honey Grove schools and then joined the faculty of the North Texas Normal College by 1914 or "Teacher's College" (presently UNT). McDonald lived in the home from 1917 to 1945 while he was the Register of the Normal College.

McDonald sold his home to F.M. Darnall, an English professor at present day UNT in 1945. Dr. Darnall joined the English faculty in 1932. He served in the Red Cross during WWI and then completed his studies at the University of Tennessee and then at the University of Leipzig in Germany.

In 1945, Erie and F.M. Darnall realized the need to develop housing for those leaving their military service at the end of WWII. They created a small housing addition just south of present day UNT named the Darnall Addition with 20 lots. Located between Avenue A and B with McCormick Street in between, the addition is now between Margie and Underwood Streets. Most of the homes were built in early 1946 before his death in June 1946; however, his wife continued to build home in the addition until about 1950.

Attachment B:

Documentation to verify importance (support for Attachment A)

Dr. Darnall Obituary, June 1946

DARNALL FUNERAL RITES SET SATURDAY

Funeral services for Dr. Frank Mauzy Darnall, 62, professor of English at North Texas State College for the past 14 years, who died Wednesday, will be held Saturday at 3 p. m. in the St. Barnabas Episcopal Church.

Burial will be in Roselawn Memorial Park. The body will be held at Schmitz Funeral Home until time for the services.

Active pallbearers will be Floyd Stovall, Arthur Sampley, Mitchell Wells, Garrett Ballard, Ernest Clifton and Waldo McNeir.

Born June 21, 1883 in Milton N. C., Dr. Darnall had studied at the University of Tennessee and at the University of Leipzig, Germany. During the first World War he was active in American Red Cross work.

Survivors include his widow, a son, Frank M. Darnall; and two daughters, Linda M. Darnall of Denton and Mrs. Richard Bonaventure of New York.

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921 W Oak house to be moved off lot – September 1946

HOUSE at 921 W. Oak to be moved
off lot. Phone 1372-J.

2

¹ F.M. Darnall Obit, Denton Record-Chronicle, June 7 1946.

² 921 W Oak house to be moved off lot, Denton Record-Chronicle, Sun, Sep 8, 1946 · Page 7.

Herrold Headly, NTSU (UNT) Director of Choirs, at 923 W. Oak - 1955

CLOSE TO HOLLYWOOD: Mrs. Herrold Headley of 923 West Oak got a close look at the hustle and bustle of a Hollywood star on tour a couple of weeks ago. . . . She served as a "handler" for Jane Russell, who was in Dallas for the premiere of "Gentlemen Marry Brunettes."

3

Joseph Doblin, second owner of 923 W. Oak - 1959

**ROOT KIPPED UP AT ROOT BEER STAND
On Fort Worth Drive Near Expressway**



**HUGE OAK TREE TOPPLED ON WEST SIDE
At Home of Joseph Doblin, 923 W. Oak**

Record-Chronicle Staff Photos By Bob Parlow

Storms Wreak Havoc

**Fierce Winds Blast
Through North Texas
During Early Hours**

By THE ASSOCIATED PRESS

Thunderstorms packing fierce winds and driving rain whipped across the border from Oklahoma early Friday and lashed much of North and Central Texas.

A tornado and severe weather alert for the Sherman-Denison area in North Texas, issued by the weather station at Perrin Air Force Base, expired at 6 a.m. with no reports of funnels.

Power lines were down in Dallas, Richardson, Fort Worth and Denison.

At least 50 streets including one major highway were blocked in Dallas by fallen tree limbs and electric power lines in the wake of the storm that blew through the city about 3 a.m.

There were no reports of injuries.

At least a half dozen stores in downtown Fort Worth lost plate glass windows, and the Dallas po-

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³ Mrs. Herrold Headley, Denton Record-Chronicle, Sun, Oct 16, 1955 · Page 17.

⁴ Joseph Doblin at 923 W. Oak, Denton Record-Chronicle, Fri, Jun 12, 1959 · Page 1

Attachment C

List the ownership title from original to present owner.

Attach copies of each instrument where possible.

List of owners:

- Original builders and owners:
 - Willie & A.C. Rayzor
 - c1913 – 1917

- Second owners:
 - Eva Belle & P.E. McDonald
 - 1917 – 1945

- Third owners:
 - Erie M. & F.M. Darnall
 - 1945 – 1948

909/27/1945 Warranty Deed McDonald, P.E. & Eva Belle TO Darnall, F.M. & Erie M. 317-243

HOUSE MOVED to 805 Ector Street in 1946

Lot at 921 W. Oak is empty...

- First owners:
 - Callie Ratliff & Nette Schultz
 - 1948 – 1958

10/29/1948 Warranty Deed Darnall, Erie M. TO Ratliff, Callie R. & Schultz, Nette 347-321

- Second owners:
 - Elizabeth & Joseph Doblin
 - 1958 – 1967

05/13/1958 Warranty Deed Ratliff, Callie & Schultz, Nette TO Doblin, Joseph & Elizabeth 437-227

- Third Owner:
 - Winifred & Donald Boots
 - 1967 – 1972

07/24/1967 Warranty Deed Doblin, Joseph & Elizabeth TO Boots, Donald & Winifred 553-558

- Fourth Owner:
 - Nancy & Tom Myers
 - 1972 – 1975

07/13/1972 Warranty Deed Boots, Donald A. & Winifred J. TO Myers, Tom & Nancy 650-568

- Fifth Owner:
 - William Gumm
 - 1975 – 1977

08/05/1975 Warranty Deed Myers, Tom & Nancy TO Gumm, William B. 753-669

- Sixth Owner:
 - Patrice & Cengiz Capan
 - 1977 – 1983

05/05/1977 Warranty Deed Gumm, William B. TO Capan, Cengiz H & Patrice J. 833-943

- Seventh Owner:
 - Maryan & Richard Ross; Cynthia and Kim Ross (daughters)
 - 1983 – 1987

06/22/1983 Warranty Deed Capan, Cengiz H & Patrice J. TO Jones, Frank & McNeil, Joe
1228-896

07/25/1983 Warranty Deed Jones, Frank L & McNeil, Joe TO Ross, Richard & Maryan; Ross,
Kim C. & Ross, Cynthia Kay 1238 -0121

- Eighth Owner:
 - Cynthia (Ross) Greene
 - 1987 – 1997

09/18/1987 Warranty Deed Ross, Richard E. & Maryan TO Greene (formerly Ross), Cynthia
Kay 2243 -257

- Ninth Owner:
 - Marian & Ross Perry
 - 1997 – 2004

04/2/1997 Wd With Vendors Lien Greene, Cynthia Kay TO Perry, Marian & Ross Perry
97-0021132

- Tenth Owner:
 - Vicky & John Borck
 - 2004 – 2014

08/11/2004 Wd With Vendors Lien Perry, Marian & Ross Perry TO Borck, John W & Vicky K
10/12/2006 Special Wd Borck, John W & Vicky K TO Borck Family Lp 2007-25542 4-
106530

- Eleventh Owner:
 - Lisa Adams
 - 2014 – Present

12/9/2014 General Wd Borck Family Lp TO Adams, Lisa R 2014-127530

921 W Oak Warranty Deed – February 5, 1917

Arthur (A.C.) & Willie Pauline Rayzor sell to P.E. McDonald

DR VOL 00149 PAGE 584

NO. 10721, Warranty Deed.

THE STATE OF TEXAS |

COUNTY OF DENTON |

KNOW ALL MEN BY THESE PRESENTS: THAT WE, Arthur C. Rayzor and wife, Willie Pauline Rayzor of the County of Denton State of Texas, for and in consideration of the sum of Three Thousand Seven Hundred Fifty and no/100 - (\$3,750.00) Dollars to us in hand paid, by P.E. McDonald, as follows, to-wit:

\$2250.00 cash in hand paid, the receipt of which is hereby acknowledged, and the further consideration of the assumption and agreement to pay, by the said P.E. McDonald, of a certain note ^{in the sum} of \$1500. dated Dec. 14th, 1913, executed by Arthur C. Rayzor and Willie Pauline Rayzor, payable to the order of Hugo Pfitzenmeyer, five years after date, bearing interest at the rate of 10%, said note being fully described in a deed of trust on the hereinafter described property, executed by Arthur C. Rayzor and wife to H.F. Schweer, Trustee ^{of Trust} and recorded in Vol. 44, page 316 of the deed records of Denton County, Texas, and also

the assumption of all interest accrued and to accrue on said note,
have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto
the said F.E.McDonald, of the County of Denton State of Texas, all that certain lot,
tract or parcel of land, situated on the North side of
West Oak Street in the City of Denton, County of Denton, and State of Texas, out of
the Eugene Puchalski one-third-league survey, Abstract No.996, and more particularly
described as follows, to-wit:

BEGINNING at a point on the South line of Oak Street at the Northeast corner
of a lot out of said survey conveyed by D.E.Davenport, Receiver to L.Bailey, by
deed recorded in Vol.112, page 283, of the Deed Records of Denton County, Texas; Thence
South 147 feet to corner; Thence West 107 1/2 feet to corner; Thence North 147 feet to the
Northeast corner of said lot conveyed to L.Bailey; Thence East 107 1/2 feet to the place
of beginning and being the same lot conveyed by L.Bailey and wife to Arthur C.Bayser,
by deed recorded in Vol.114, page 23, of the Deed Records of Denton County, Texas. This
conveyance is made subject to all State, County and City taxes for the year 1917.

TO HAVE AND TO HOLD the above described premises together with all and singular
the rights and appurtenances thereto in anywise belonging unto the said F.E.McDonald
his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors
and administrators to WARRANT and FORVER DEFEND, all and singular the said premises
unto the said F.E.McDonald his heirs and assigns against every person whomsoever
lawfully claiming or to claim the same or any part thereof.

WITNESS our hands at Denton Texas, this 2nd day of February A.D.1917.

Arthur C. Bayser.

Willie Pauline Bayser.

THE STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, in and for Denton County, Texas, on this
day personally appeared Arthur C. Bayser known to me to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he executed the
same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 2 day of February A.D., 1917.

(Seal).

F.E.Bird, Notary Public, Denton County, Texas.

THE STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, in and for Denton County, Texas, on this
day personally appeared Willie Pauline Bayser wife of Arthur C. Bayser known to me to
be the person whose name is subscribed to the foregoing instrument, and having been
examined by me privily and apart from her husband and having the same fully explained
to her, she the said Willie Pauline Bayser acknowledged such instrument to be her
act and deed and declared that she had willingly signed the same for the purposes
and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office, this 2 day of February A.D., 1917.

(Seal).

F.E.Bird, Notary Public, Denton County, Texas.

FILED FOR RECORD Feb. 5, 1917 at 11.15 o'clock A.M. and RECORDED Feb. 12, 1917 at 1 o'clock P.M.

Ray Sage, Clerk County Court, Denton County, Texas.

X
#4639 - BILL OF SALE

THE STATE OF TEXAS |
COUNTY OF DENTON | KNOW ALL MEN BY THESE PRESENTS:

That I, Linwood Roberson of the County of Denton and State aforesaid, for and in consideration of the sum of Three Thousand Two Hundred and Fifty (\$3,250.00) DOLLARS, to me in hand paid by Callie R. Ratliff & Nette Shultz the receipt for which is hereby acknowledged, have BARGAINED, SOLD and DELIVERED, and by these presents do BARGAIN, SELL and DELIVER unto the said Callie R. Ratliff & Nette Shultz of the County of Denton and State of Texas the following described property in Denton County, Texas, to-wit:

One one-story frame dwelling or house contained five rooms and bath, said house being now known as 503 West Hickory, and located on a lot conveyed by A.L. Gentle and wife, Alma Gentle to Linwood J. Roberson and wife Leta B. Roberson by Warranty Deed dated June 22, 1948, and recorded in Volume 346, page 173, Deed Records of Denton County, Texas; said house being hereby conveyed in its entirety including all fixtures and appurtenances thereunto attached which are of a permanent nature, including the bath room and plumbing fixtures and pipe which are above the surface of the ground, but not including any outbuildings. It is understood that said purchasers shall be given thirty (30) days from the date of the signing hereof to remove said house from the sellers premises.

And I do hereby bind myself, my heirs, executors, administrators and assigns, to forever WARRANT and DEFEND the title to the said property unto the said Callie R. Ratliff & Nette Shultz, their heirs, executors, administrators and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand at Denton Texas, this 16th day of October, A.D. 1948.

Linwood Roberson

THE STATE OF TEXAS |
COUNTY OF DENTON | BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Linwood Roberson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the --- day of ---, A.D. 19---

Seal

Duane L. Paw, Notary Public
in and for Denton County, Texas.

FILED FOR RECORD: October 29, 1948 at 8:30 A.M.

RECORDED: November 2, 1948 at 2:50 P.M.

Attachment D

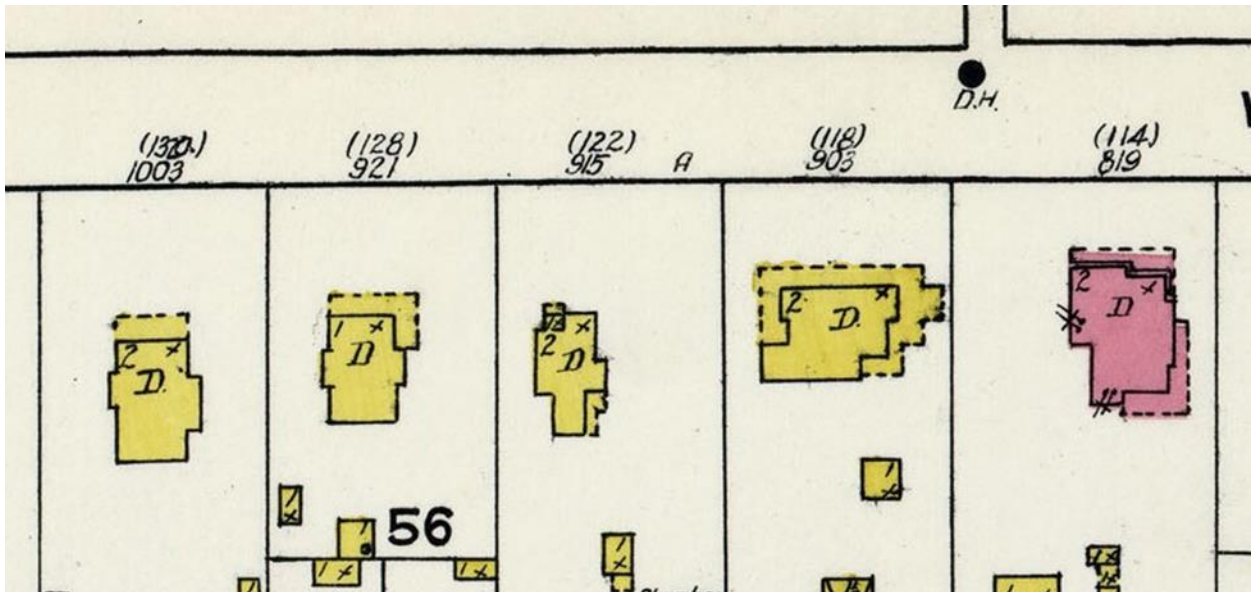
Surveys

Attach subdivision map or Old Town Plat; attach copies of old surveys, an old on-the-ground survey, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

Sanborn Insurance Map - 1921

921 W. Oak.

Moved in 1946 and the lot at 921 divided into two lots: 921 and 923 W. Oak



Attachment E

Exterior Photographs

Attach four (4) photographs of the historical marker site, one from each direction (North, South, East, and West) with label per photo.

North View



South View



East View



West View



Attachment F

Criteria for Historical Landmark Designation

The property meets one or more of the following Historic Landmark designations:

1. Character, interest or value as part of the development, heritage, cultural or a Historic District of the City of Denton, State of Texas or the United States.

2. Recognition as a recorded Texas historic landmark, a national landmark, or entered into the National Register of Historic Places.

3. Embodiment of distinguishing characteristics of an architectural type or specimen.

4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

5. Embodiment of elements of architectural design, detail, materials or craftsmanship, which represent a significant architectural innovation.

6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.

7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.

8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.

9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or United States.

10. Location as the site of a significant historic event.

11. Identification with a person or persons who significantly contributed to the culture and development of the City, State, or United States.

12. A building or structure that because of its location has become of value to a neighborhood, community area or the city.

13. Value as an aspect of community sentiment or public pride.

Attachment G

I/We the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.

I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation

Lisa R. Adams 4-16-15

Name / Date